055.A	0002	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	490,900	/	490,900
USE VALUE:	490,900	/	490,900
ASSESSED:	490,900	/	490,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		BRATTLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BURTCH MICHAEL F &
Owner 2:	YARBROUGH MELANIE
Owner 3:	
Street 1:	5 BRATTLE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FERTMAN ARTHUR -
Owner 2:	-
Street 1:	9 OXFORD ROAD
Twn/City:	WINCHESTER
St/Prov:	MA Cntry:
Postal:	01890

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1920, having primarily Clapboard Exterior and 1177 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B2	NEIGH BUS	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	487,600	3,300		490,900
Total Card	0.000	487,600	3,300		490,900
Total Parcel	0.000	487,600	3,300		490,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 417.08 | /Parcel: 417.08

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 055.A-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	487,600	3300	.		490,900		Year end	12/23/2021
2021	102	FV	474,200	3300	.		477,500		Year End Roll	12/10/2020
2020	102	FV	467,500	3300	.		470,800	470,800	Year End Roll	12/18/2019
2019	102	FV	461,700	3300	.		465,000	465,000	Year End Roll	1/3/2019
2018	102	FV	409,800	3300	.		413,100	413,100	Year End Roll	12/20/2017
2017	102	FV	374,800	3300	.		378,100	378,100	Year End Roll	1/3/2017

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FERTMAN ARTHUR,	65803-505		7/28/2015		410,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/31/2018	Measured	DGM	D Mann
3/1/2016	Sales Review	PT	Paul T
2/23/2016	NEW CONDO	PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7372																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

USER ACCT

317450

GIS Ref

GIS Ref

Insp Date

07/31/18

!16248!

PRINT

Date	Time
12/30/21	22:10:56

LAST REV

Date	Time
07/31/18	14:23:09

danam

PAT ACCT. 16248

USER DEFINED

Prior Id # 1:	36909
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	40.000000000
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	407.592
Other Features:	91500
Grade Factor:	1.10
NBHD Inf:	0.87000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	546672
Depreciation:	59041
Depreciated Total:	487632

COMMENTS

Master Deed 65800-139.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	5	BRs:	2	Baths:	2	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH

UnSketched SubAreas:
GLA: 1177,

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	390.07
Special Features:	0	Val/Su Net:	414.27
Final Total:	487600	Val/Su SzAd	414.27

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,177	407.590	479,735
Net Sketched Area:		1,177	Total:	479,735
Size Ad	1177	Gross Area	1177	FinArea 1177

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 055.A-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10x20	A	AV	1920	27.50	T	40	102			3,300			3,300

More:	N	Total Yard Items:	3,300	Total Special Featues:	Total: 3,300

IMAGE

AssessPro Patriot Properties, Inc